

To the Department of Local Government Finance:

Please find within this workbook the 2007 sales ratio study for Ohio County. Please send any concerns or questions to the Ohio County Assessor as well as Jay Morris of Ad Valorem Solution so we may respond as soon as possible to complete the 2007 annual adjustment procedure. We will not send out Form 11's until the DLGF has approved the study.

In order to expedite this process, we wanted to point out observations we feel you will see and address them:

1. In Cass Township the PRD for improved residential property is outside of the IAAO guidelines.
2. In Union Township the Median for Unimproved Residential property is outside of the IAAO guidelines.

Ohio County only has roughly 3,500 parcels total throughout the county. For this reason, the established neighborhood lines. As you move from township to township in this workbook you will see the same neighborhoods. In order to trend the properties the neighborhoods as a whole had to be trended regardless of Township. I have included a residential combined tab to show how the residential properties are throughout the county.

On the commercial and industrial properties; with the small amount of sales we had, we adjusted the cost tab Marshall and Swift cost multipliers and updated the depreciation tables to reflect January 1, 2006 lien date. As necessary due to only 16 vacant commercial properties, we included a vacant commercial sales ratio study.

In order to insure the best annual adjustments for Ohio County, we used 2004 sales and time adjusted them to 01/01/2006.

Please respond as soon as possible.

Sincerely,

Bobby Joe Keith  
Ohio County Assessor

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